

Seven Constance Street

Knott Mill
Manchester M15 4JQ

Fully refurbished fitted
out character workspace
to let – **1,840 sq ft**

Manchester's creative quarter



simpsonhaugh



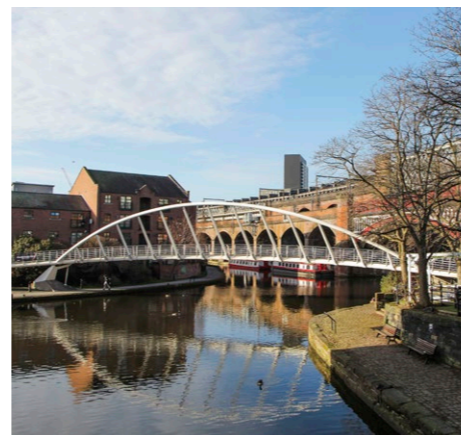
Refurbished character
workspace in the heart of
Knott Mill, Manchester's
creative quarter.



A place to create

7 Constance Street is located towards the southern approach of the city centre, to the east it sits adjacent to First Street, Manchester's cultural hub which is one of the fastest growing districts in the city.

To the west of Knott Mill sits Castlefield, which is home to some of Manchester's finest warehouse buildings, canalside bars and restaurants which provide the perfect place to relax and socialise.



This ground floor workspace has been fully renovated, retaining many of its original features and is ideal for forward thinking businesses looking to be part of the creative community that already exists in Knott Mill.

The building has fantastic transport links, being adjacent to Deansgate-Castlefield Railway station and Metrolink stop, as well as a close walk to Oxford Road Railway station. 7 Constance Street benefits from a wide range of close by amenities and is also close to some of the city centres main commercial and transport districts such as Spinningfields and St Peters Square both just a short 10 minute walk away.



Newly refurbished
character workspace
within a former
warehouse building



LED pendant
light fitting



Exposed brickwork
and cast iron columns

Wet heating system with
feature radiators



Good natural
day light



Newly refurbished
toilets



Partly fitted out with
new Kitchen and
two meeting rooms



24-hour access



Shower facility

New flooring throughout



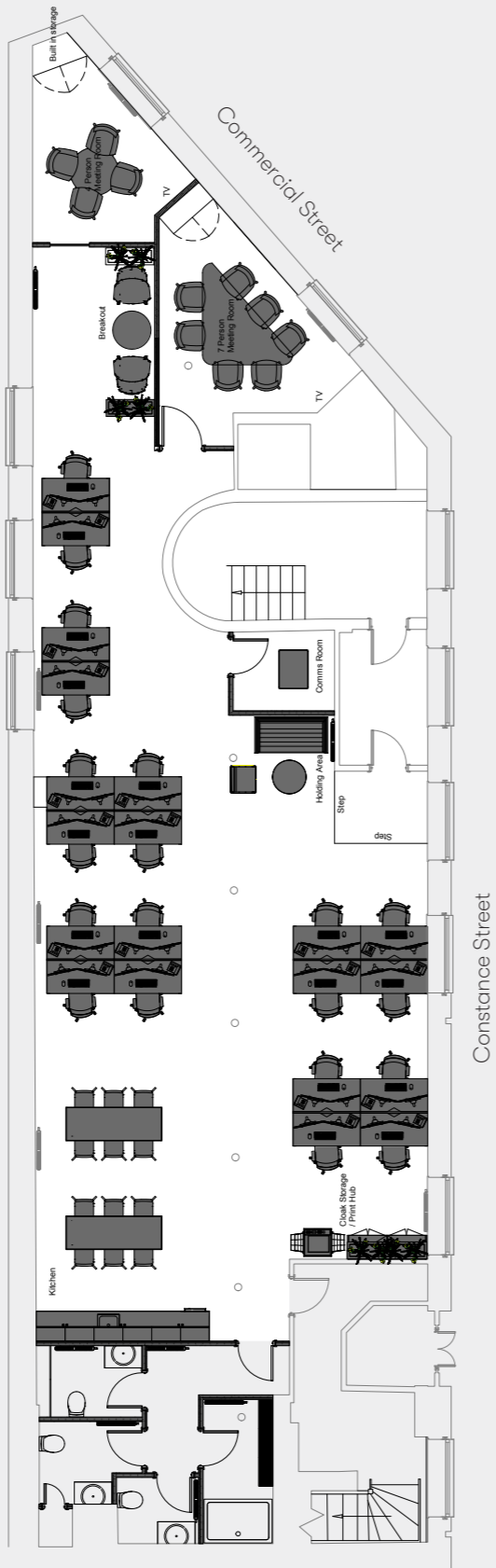
Your space

Fitted out
and ready to
occupy

Ground floor 1,840 sq ft

Key

- 20 Desks
- 1x 4 person meeting room
- 1x 7 person meeting room
- Holding area
- Breakout area
- Kitchen area
- 3 toilets
- Shower room



3

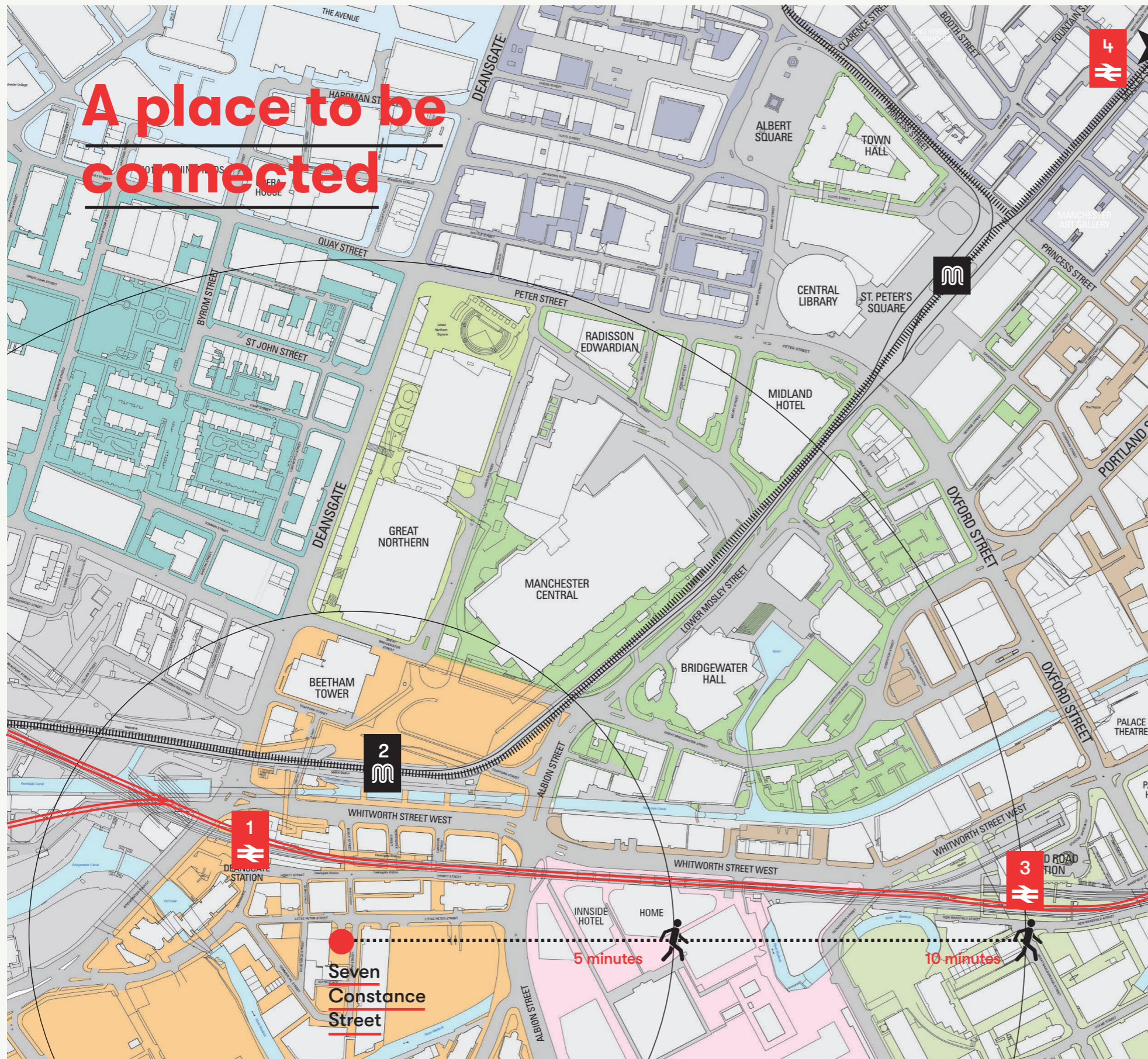
Car parking
spaces
available





Knott Mill: Part of Manchester's Iconic History





A place to be connected

7 Constance Street is located around numerous transport links and a short 10 minute walk from the city centre.



1

Deansgate Station
3 minute walk.



2

Deansgate Tram Station
3 minute walk.



3

Oxford Street Station
10 minute walk.



4

Piccadilly Station
18 minute walk.



A place to meet, relax and socialise



Restaurants

1. Indian Tiffin Room
2. Pizza Express
3. Street on 1st
4. Kettlebell Kitchen
5. WOOD Manchester
6. Don Marco
7. Dimitri's
8. Platzki
9. Evuna Deansgate
10. James Martin Manchester
11. Starbucks Coffee

Bars

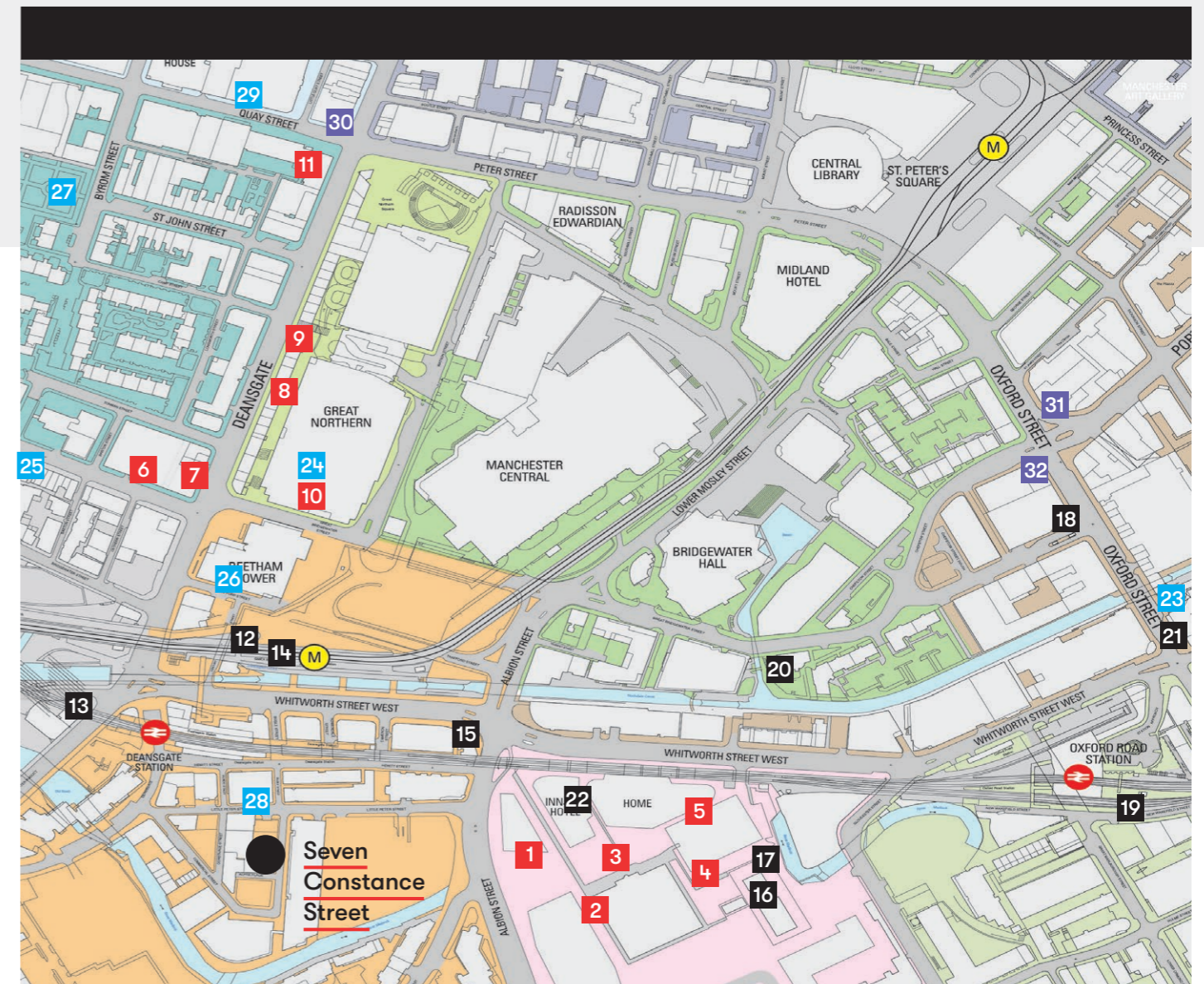
12. Lock 91
13. Atlas Bar
14. Deansgate Locks
15. City Road Inn
16. The Gas Works Brewbar
17. Bunny Jacksons
18. The Temple
19. The Font
20. Rain Bar
21. The Refuge
22. Junkyard Golf

Health & Well Being

23. JD Gyms
24. Livingwell Health Club
25. The Y Club
26. The Gym
27. Barry's Bootcamp.
28. Upper Cut PT
29. Bannatyne Health Club

Retail

30. Sainsbury's Local
31. Boots
32. Superdrug



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